

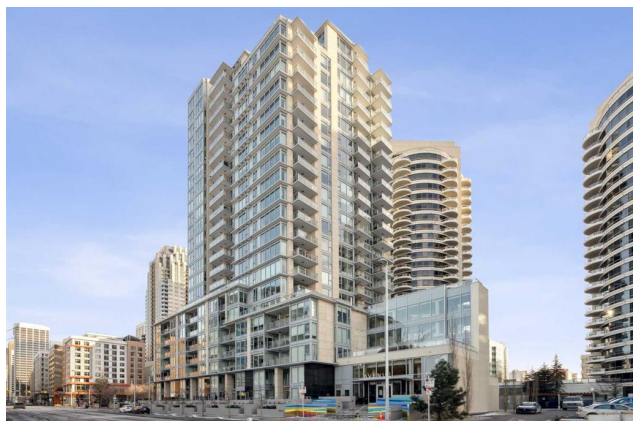


THE
A-TEAM

**RE/MAX
FIRST**

1025 5 Avenue #1006, Calgary T2P 1N4

MLS® #: **A2190344** Area: **Downtown West End** Listing Date: **01/27/25** List Price: **\$339,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **523**
 Low Sqft:
 Ttl Sqft: **523**

DOM

41
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment-High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade**

Utilities and Features

Roof:
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Concrete**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Refrigerator, Dishwasher, Gas Range, Microwave, Range Hood, Washer/Dryer Stacked**
 Int Feat: **Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`1" x 8`5"	Living/Dining Room Combination	Main	15`5" x 10`7"
Laundry	Main	6`3" x 5`5"	Other	Main	11`10" x 5`9"
Bedroom - Primary	Main	9`11" x 9`5"	4pc Bathroom	Main	8`3" x 4`11"

Legal/Tax/Financial

Condo Fee: **\$415** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: 1711869

Remarks

Pub Rmks: Downtown living at its finest with this beautiful 1-bedroom condo at Avenue West End. Nestled in the vibrant downtown core, just steps from the Bow River and an array of dining, shopping, and entertainment options, this condo is ideal for professionals and urban enthusiasts alike. Step into a bright and spacious open-concept living area, featuring floor-to-ceiling windows that bathe the space in natural light. The gourmet kitchen features a 5 burner gas cooktop, quartz countertops, under cabinet lighting, built-in fridge and freezer. The bathroom maximizes comfort with in-floor heating and soaker tub. The spacious bedroom connects to an oversize closet with built-in shelvings. Complete the package with in-suite laundry, a titled underground heated parking stall and titled storage locker. Schedule your viewing today!

Inclusions: N/A
Property Listed By: Century 21 Argos Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

CENTURY 21
Argos Realty

01.20.2025 - 1006-1025 5 AVE SW
MAIN 523.46 SQ.FT 48.63 M2
RMS AREA 523.46 SQ.FT 48.63 M2

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MEASUREMENTS ARE INSURED AND ARE BASED ON LOCAL GUIDELINES.
THE FLOORPLAN DIAGRAM IS BASED ON THE MEASUREMENTS TAKEN AND
EXISTING STRUCTURE OF THE PROPERTY.
IT IS INTENDED TO BE USED ONLY BY THE PURCHASER OF THE TRANSACTION.

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